

THE RUINS TERLINGUA - INVESTMENT PROPERTY FOR SALE!



FOR SALE

**421 KEMPF RD
TERLINGUA, TX
79852**

PRESENTED BY
STEVE DYER
432-294-4138



HIGHLIGHTS

The Real Estate Ranch

- 12 DISPERSED LUXURY CAMPING HOTEL UNITS
- 34 BEDS
- 12 TRADITIONAL SITES
- 64 MAX OCCUPANCY
- 5.3 ACRES MULTI SCAPE
- FIBER OPTIC INTERNET
- 250 NATIVE CACTUS AND TREES PLANTED
- DRIP IRRIGATION ON TIMER
- LAUNDRY ROOM
- MINI BAR
- CAP RATE PROPERTY



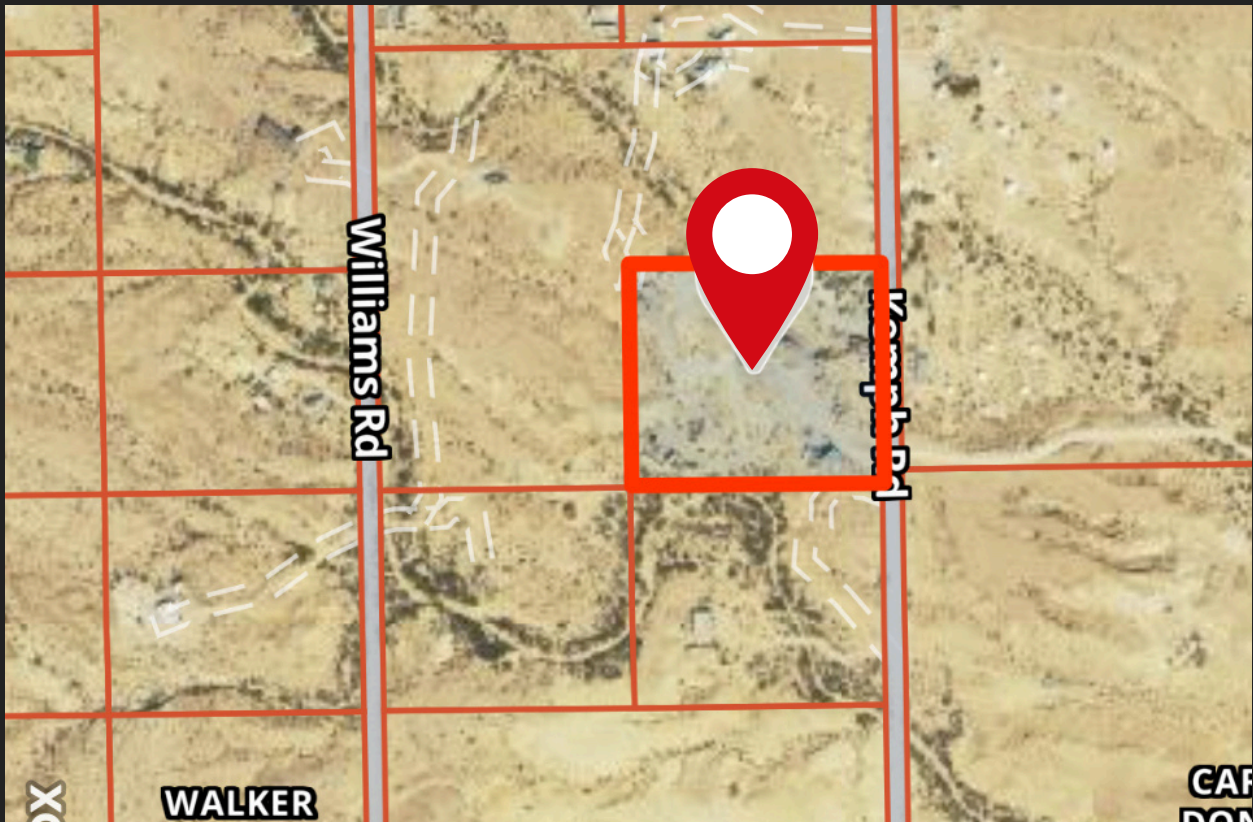
Description



The Ruins

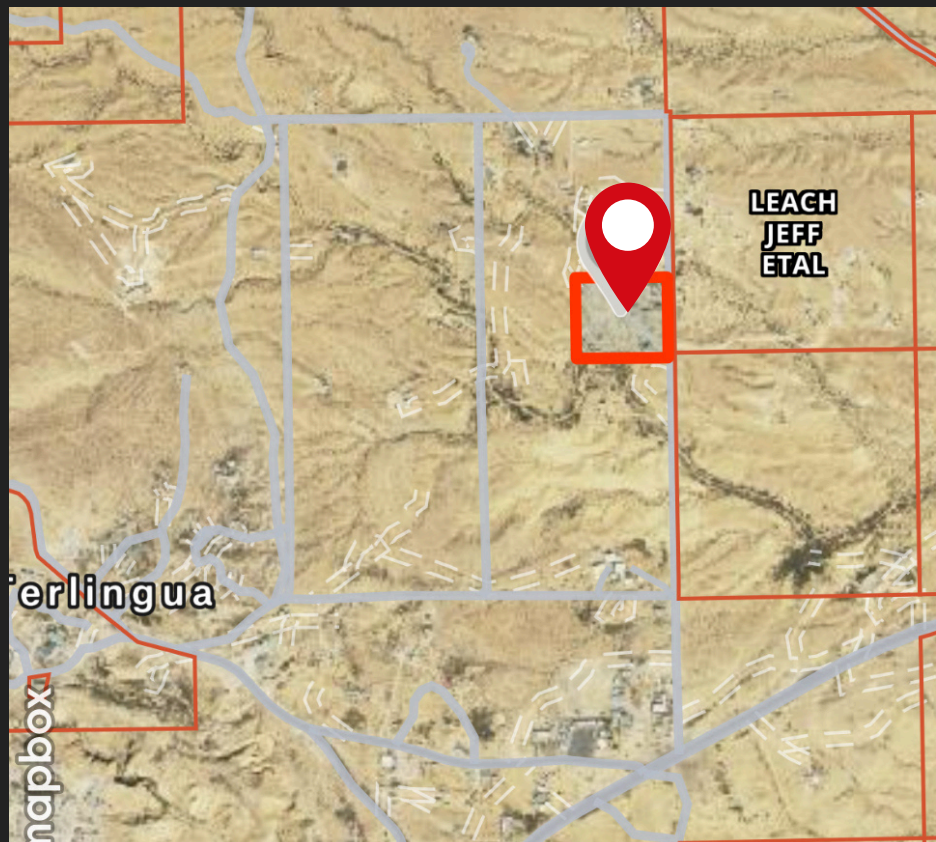
A 12-unit desert archipelago, thoughtfully curated across multiple elevations, featuring historic, culturally resonant lodgings with generous shaded outdoor spaces—crafted for those in search of escape, adventure, and a life beyond mass commercialism—at the edge of society in a town that dead-ends into over a million acres of raw, mysterious desert, where trails disappear into the horizon and nights are lit only by moon and stars in a protected Dark Sky region.

Rooted in the heart of a vibrant West Texas art and music hub, where storytelling is the native tongue and people come to be themselves, explore, adventure, or embrace the absence of many things which we all find ourselves taking for granted.



Directions:

FROM STUDY BUTTE GO
WEST ON HWY. 170 TO
KEMPF ROAD TURN
RIGHT 1/2 MILE ON LEFT



SITE PHOTOS:

the Real Estate Ranch



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TERLINGUA, TX 79852**



**Presented By
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